



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: JULY 19, 2004

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMAN WEEKLY and COUNCILWOMAN MONCRIEF

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, REAL ESTATE and ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, SUE PRESCOTT NEIGHBORHOOD DEVELOPMENT SUPERVISORS, and DEPUTY CITY CLERK YDOLEENA YTURRALDE

NOTE: Due to tape malfunction first minute of the meeting was not recorded.

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(3:07)

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AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: JULY 19, 2004****DEPARTMENT: NEIGHBORHOOD SERVICES****DIRECTOR: ORLANDO SANCHEZ**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Memorandum of Understanding between the City of Las Vegas and the City's Neighborhood Services Department's Educational and Vocational Opportunities Leading to Valuable Experience (EVOLVE) Research and Referral Center at the Las Vegas Business Center (\$60,500.04 revenue/12 months-Las Vegas Business Center Operations Fund) - Ward 5 (Weekly)

Fiscal Impact☒**No Impact**☐**Budget Funds Available**☐**Augmentation Required****Amount:****Dept./Division:** Neigh. Svcs./Neigh. Devel.**Funding Source:** Las Vegas Business Center Operations Fund**PURPOSE/BACKGROUND:**

The City's Neighborhood Services Department's Educational and Vocational Opportunities Leading to Valuable Experience Research and Referral Center provides resources and referral assistance to provide vocational education and employment for disadvantaged and dislocated workers. The City's Neighborhood Services Department's lease term is one year with a one-year option for renewal.

RECOMMENDATION:

Staff recommends approval of the Memorandum of Understanding between the City of Las Vegas and the City's Neighborhood Services Department's Educational and Vocational Opportunities Leading to Valuable Experience (EVOLVE) Research and Referral Center at the Las Vegas Business Center

BACKUP DOCUMENTATION:

Memorandum of Understanding

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 1 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF JULY 19, 2004

Neighborhood Services Department

Item 1 – Discussion and possible action regarding a Memorandum of Understanding between the City of Las Vegas and the City's Neighborhood Services Department's Educational and Vocational Opportunities Leading to Valuable Experience (EVOLVE) Research and Referral Center at the Las Vegas Business Center (\$60,500.04 revenue/12 months-Las Vegas Business Center Operations Fund) - Ward 5 (Weekly)

MINUTES – Continued:

SUE PRESCOTT, Neighborhood Development Supervisor, acknowledged the City's Neighborhood Services Department as a good tenant and recommended approval.

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:08-3:09)

1-1

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: JULY 19, 2004**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action for Angel Park Golf, LLC, to become the current holder and "Party" of the Management Agreement for the Angel Park Golf Course - Ward 2 (Wolfson)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

On 5/28/04 Public Works/Real Estate received a letter from the law offices of John R. Bailey representing Las Vegas Golf I, LLC, informing us they are reorganizing and wish to make Angel Park Golf, LLC, the "Party" to the Restated Management Agreement and all related Amendments. Angel Park Golf, LLC, is a wholly owned subsidiary of Las Vegas Golf I, LLC.

RECOMMENDATION:

Staff recommends approval subject to approval of the liquor licenses, at which time the temporary approval would become permanent

BACKUP DOCUMENTATION:

1. 5/28/04 letter from John R. Bailey
2. Disclosure of Principals
3. Organizational Chart

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Items 2 and 3 be STRICKEN.
COUCILMAN WEEKLY concurred

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open for Items 2 and 3.

DAVID ROARK, Real Estate and Asset Manager, requested Items 2 and 3 be stricken due to incorrect wording. MR. ROARK noted both items would be brought back to Council in the first agenda of August along with an already existing liquor license item. He also said there would be an extension of the temporary and management agreement to August 4th.

REAL ESTATE COMMITTEE MEETING OF JULY 19, 2004

Public Works Department

Item - 2 Discussion and possible action for Angel Park Golf, LLC, to become the current holder and "Party" of the Management Agreement for the Angel Park Golf Course - Ward 2 (Wolfson)

MINUTES – Continued:

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed for Items 2 and 3.

(3:09-3:10)

1-15

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: JULY 19, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action to extend the temporary Operational and Services Provider Agreement to January 19, 2005, between O.B. Sports Golf Management, LLC, and Las Vegas Golf I, LLC, at Angel Park Golf Course for management and oversight duties - Ward 2 (Wolfson)

Fiscal Impact

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No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

On December 17, 2003, City Council approved extension of a temporary operational agreement between Las Vegas Golf I and O.B. Sports Management, subject to reconsideration at the time the liquor license comes forward to Council, and a six month temporary liquor license. The temporary liquor license was extended for six months, which will expire on 7/19/04. We now wish to extend the temporary approval another six (6) months to coincide with the Business License approval process.

RECOMMENDATION:

Staff recommends approval to extend the temporary operational agreement to 1/19/05 and allow it to be permanent upon final approval of the liquor license if that occurs prior to 1/19/05

BACKUP DOCUMENTATION:

Disclosure of Principals

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Items 2 and 3 be STRICKEN, **COUCILMAN WEEKLY** concurred.

MINUTES:

See Item 2 for related discussion.

(3:09-3:10)

1-15

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: JULY 19, 2004

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding the occupancy of Las Vegas FACT (Fighting Aids in the Community Today) as a tenant within the Enterprise Health Care and Dental Center located at 1750 Wheeler Peak Drive in the Las Vegas Enterprise Business Park - Ward 5 (Weekly)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

On 4/7/04 City Council approved the 3,400 square foot expansion to the existing Health Care and Dental Facility. The additional square footage will be subleased to FACT for an HIV/AIDS Clinic to further service people who have been affected with HIV and AIDS. Per Section 8.1 of the 12/7/98 Interlocal Agreement with Clark County, the City (Lessor) must approve the sublease for FACT to occupy the facility.

RECOMMENDATION:

Staff recommends approval of FACT subleasing the office from Clark County to occupy the above referenced space.

BACKUP DOCUMENTATION:

6/16/04 Clark County Letter of Request

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 4 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Real Estate and Asset Manager, advised there is an inter-local agreement between the City and the County for the leased property, and since they are in compliance he recommended approval.

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:10-3:11)

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: JULY 19, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Grant of Easement between the City of Las Vegas and Nevada Power Company for a power transformer site located west of the Water Pollution Control Facility, APN 161-10-701-001 - County (near Ward 3 - Reese)

Fiscal Impact

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No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

On 7/16/03 City Council approved a Grant of Easement with the Clark County Water Reclamation for a public wastewater Quarry Lift Station. An 8-foot square transformer pad will be provided as part of the Quarry Lift Station Project within the 11 x 18.5-foot easement required by Nevada Power. Power from this site will be used to run the new Quarry Lift Station. The transformer pad can also be available for any additional improvements the City wishes to make in the vicinity of the WPCF.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Grant of Easement

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 5 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Real Estate and Asset Manager, stated the City of Las Vegas is in favor of the power transformer location. He then requested the last sentence of the Purpose/Background section be amended to: The transformer will have enough capacity to service additional improvements the city wishes to make on the parcel in the future. He recommended approval.

REAL ESTATE COMMITTEE MEETING OF JULY 19, 2004

Public Works Department

Item 5 - Discussion and possible action regarding a Grant of Easement between the City of Las Vegas and Nevada Power Company for a power transformer site located west of the Water Pollution Control Facility, APN 161-10-701-001 - County (near Ward 3 - Reese)

MINUTES – Continued:

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:11-3:13)

1-90

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: JULY 19, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and Clark County for a multi-purpose trail located near the Las Vegas Wash, APN 161-15-702-001 - County (near Ward 3 - Reese)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Clark County is requesting a permanent easement for a multi-use trail, 24-foot wide, with temporary 10-foot wide construction easements adjacent to each side near the Waste Water Treatment Plant.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Easement and Rights-of-Way

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 6 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Real Estate and Asset Manager, explained this easement and right-of-way with Clark County is for a trail system that will run through property owned by the City of Las Vegas. He recommended approval.

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:13-3:14)

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: JULY 19, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District for the purpose of construction, operation, maintenance, repair, renewal, reconstruction and removal of water lines and appurtenances on APN 125-12-301-002 to service the Horse and Bradley Park Site - Ward 6 (Mack)

Fiscal Impact

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No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

In order to have water lines and appurtenance(s) to service the site, the City is required to grant an Easement and Rights-of-Way to the Water District for construction of the water lines and appurtenance(s).

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Easement and Rights-of-Way

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 7 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Real Estate and Asset Manager, recommended approval.

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:14-3:15)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: JULY 19, 2004**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Approval of a Grant, Bargain, Sale Deed from the City of Las Vegas to the County of Clark for approximately 32,033 square feet of land located in the vicinity of Desert Inn Road and Hollywood Boulevard, APN 161-15-702-001 - County (near Ward 3 - Reese)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The Clark County Department of Public Works requested the Grant, Bargain, Sale Deed (GBSD) for approximately 32,033 square feet of land located in the vicinity of Desert Inn Road and Hollywood Boulevard, APN 161-15-702-001, for drainage purposes. The GBSD would give support to the County for drainage needs in the area.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Grant, Bargain, Sale Deed

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 8 be forwarded to the Full Council with a “DO PASS” recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Real Estate and Asset Manager, requested the first sentence of the Purpose/Background section be amended by striking the word “purposes” and adding the following verbiage: “and roadway improvements for Hollywood Boulevard adjacent to the City's wastewater treatment plant.” He recommended approval.

REAL ESTATE COMMITTEE MEETING OF JULY 19, 2004

Public Works Department

Item 8 - Approval of a Grant, Bargain, Sale Deed from the City of Las Vegas to the County of Clark for approximately 32,033 square feet of land located in the vicinity of Desert Inn Road and Hollywood Boulevard, APN 161-15-702-001 - County (near Ward 3 - Reese)

MINUTES – Continued:

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:14-3:15)

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AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: JULY 19, 2004

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding entering into negotiations with multiple cellular companies for Land Lease Agreements for cellular towers to be located at Pavilion Park and Mountain Ridge Park - Wards 2 and 6 (Wolfson and Mack)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

As growth occurs in the valley, additional cellular towers are required to continue to provide valley residents with communication services. Staff will bring back each cellular tower Land Lease Agreement to Council showing details of each tower construction location and specific information detailing each shelter and tower. The Agreements do not preempt the standard approval process that each company needs to go through with the Planning Department for final approval of allowing construction.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

None

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 9 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Real Estate and Asset Manager, noted he received written requests to negotiate the two park sites and he recommended approval to do that.

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:16)

1-222

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: JULY 19, 2004**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Land Lease Agreement between the City of Las Vegas and Pacific Wireless, LLC, d/b/a Cingular Wireless for a wireless communications system located on approximately 300 square feet of property at 2801 West Oakey Boulevard commonly known as Bob Baskin Park (\$515, 784 revenue for duration of contract - Park Enterprise Fund) - Ward 1 (Moncrief)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** Park Enterprise Fund**PURPOSE/BACKGROUND:**

Council approved staff entering into negotiations 12/17/03 with Cingular Wireless for a cell tower land lease at Bob Baskin Park. This contract is for 300 square feet and includes an antennae atop a monopalm, roof mounted E911 antennas, a concrete driveway and installation of approximately 21,000 sq. ft. of sod. Cingular Wireless shall pay the City a one-time administrative fee of \$1,000 in addition to the driveway and sod as listed above. Yearly rent will start at \$19,200. The initial term is for five years with three five-year options.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Land Lease Agreement

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 10 be forwarded to the Full Council with a "DO PASS" recommendation. **COUNCILMAN WEEKLY** concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Real Estate and Asset Manager, outlined the benefits the City will acquire from the contract as stated in the Purpose/Background. He recommended approval.

REAL ESTATE COMMITTEE MEETING OF JULY 19, 2004

Public Works Department

Item 10 - Discussion and possible action regarding a Land Lease Agreement between the City of Las Vegas and Pacific Wireless, LLC, d/b/a Cingular Wireless for a wireless communications system located on approximately 300 square feet of property at 2801 West Oakey Boulevard commonly known as Bob Baskin Park (\$515, 784 revenue for duration of contract - Park Enterprise Fund) - Ward 1 (Moncrief)

MINUTES – Continued:

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:16-3:17)

1-240



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: JULY 19, 2004

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE COMMITTEE. NO SUBJECT MAY BE ACTED UPON BY THE COMMITTEE UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

MINUTES:

None.

(3:19)

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THE MEETING ADJOURNED AT 3:18 P.M.

Respectfully submitted: _____
YDOLEENA YTURRALDE, DEPUTY CITY CLERK
July 23, 2004